Name & Address of New Owner:	Send Tax Notices To:	Map & Parcel
Scott Roark	SAME	Map and Parcel
1702 Avon Road		13614004200
Murfreesboro, TN 37129		

This Instrument Prepared by:
Thomas J. Haynes, Attorney 117 N. Maple Street, Murfreesboro, TN 37130

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **Michael Alan Fischer (unmarried)**, has this day bargained and sold and by these presents to hereby transfer and convey to **Scott Roark and wife, Nancy Roark**, as tenants by the entirety, their heirs and assigns, forever, that certain tract or parcel of real estate situated and located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Castlegate Subdivision, Section I, of record in Book 4460, page 115, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning at a point in the easterly margin of Lake Terrace Drive, said point being on the common line of Lot 42 and 43, thence along said line in an easterly direction 212.24 feet to a point; thence along the rear line of Lot 42 north 25 degrees, 12' 15" East 46.45 feet to a concrete monument, thence continuing on said rear line North 24 degrees, 20' 54" West 52.05 feet to a point; thence in a westerly direction 12.86 feet to the easterly margin of Lake Terrace Drive; thence along said drive in a southerly direction 68.30 feet to a concrete monument; thence continuing on said margin 21.78 feet to the point of beginning.
>
> BEING that same property conveyed to Michael Alan Fischer by deed from Bobbie Lynn Fischer of record in Instrument #201401080002176, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to any and all matters as shown on the plat of record in Plat Book 4460, page 115; Register's Office for Davidson County, Tennessee.

This is property known as: 616 Lake Terrace Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20150074234 DEEDWARR
Recvd: 09/01/15 10:39 2 pgs
Fees:13.00 Taxes:444.00
20150901-0088583

I covenant with the said grantees that I am lawfully seized and possessed of said real estate, that I have a good and lawful right to convey the same and that said real estate is unencumbered except by lien of the 2015 real property taxes, which taxes are being prorated between parties, the grantor giving unto the grantees his proportionate share, and the grantees assuming the payment of said taxes when the same shall become due and payable.

I further covenant and bind myself, my heirs and representatives forever to warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 27th day of August, 2015.

Michael Alan Fischer

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Michael Alan Fischer, the bargainor(s) with whom I am personally acquainted and who acknowledged he executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this 27th day of August, 2015.

Notary Public

THOMAS J. HAYNES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 5/20/2017

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $120,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 27th day of August, 2015.

Notary Public

THOMAS J. HAYNES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 5/20/2017